

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

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LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: June 9, 2010

TO: Marchant Schneider, Planning Department

FROM: William Marsh, Environmental Review Team Leader *WM*

CC: Pat Giglio, Planning Department
Nita Bearer, Zoning Administration

SUBJECT: SPEX-2010-0010 Broad Run Contracting Dulles Trade Center West Lot 12

The Environmental Review Team (ERT) has reviewed the special exception application and met with Planning and Zoning staff on June 7, 2010. ERT provides the following comments:

1. The proposed special exceptions' effect on water quality is an issue for consideration as stated in Section 6-1310 (H) of the Zoning Ordinance (ZO). The special exception uses of gasoline storage and distribution, and solid waste fleet storage, are both stormwater hotspot uses per Section 5.320.E.1 of the Facilities Standards Manual (FSM). Accordingly, staff recommends discussion with the applicant of a stormwater pollution prevention plan for the special exception uses. Further, staff desires an agreement with the applicant on the scope of said plan prior to the cases' consideration by the Planning Commission.
2. ERT concurs with Community Planning's recommendation on conserving potable water use by harvesting rainwater to use for washing vehicles. Such a measure promotes General Water Policy 1 of the Revised General Plan while also adding an effective stormwater management technique to the site.
3. Staff encourages other green building design approaches for this application besides water conservation, including energy efficient design and construction waste management. A nearby parcel in this subdivision is applying for LEED for New Construction certification and may provide a relevant example.

Please contact me if you have additional questions.